

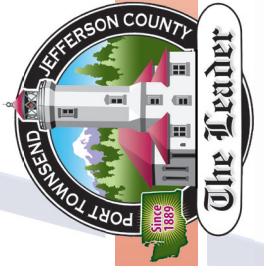
INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

REAL ESTATE



APRIL 2019



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The Cottage Village Coalition, in Eugene, Oregon, shows how a village of tiny homes blends in with the local community. The coalition is a group of concerned individuals and organizations in the Cottage Grove area who, in collaboration with SquareOne Villages of Eugene, work together to craft a permanent solution to homelessness. *Courtesy image*

Are tiny homes a solution to Jefferson County’s housing problem?

LILY HAIGHT
LHAIGHT@PTLEADER.COM

Maybe one solution to affordable housing has been under our noses the entire time: The Shed Boys. The term dates back to Hoh River pioneer days and was recycled in recent times to describe trout bums, young wanderers and drop-outs who cobbled together shacks in the woods out of

whatever materials they could get their hands on. It was an element of the Back to the Land movement, documented in the Whole Earth Catalogues and by Art Boericke and Barry Shapiro’s book, “Handmade Houses: A Guide to the Wood Butcher’s Art.” In 2015, the Port Townsend Affordable Housing Action Group decided that maybe the Shed Boys were on to

something: A dry place to lay your head and secure your belongings is a crucial first step for dignity and safety.

So, the coalition gathered donated materials and skilled local builders and contractors to bang out an 8-by-12-foot tiny home, built to conform to housing codes. The entire project cost \$7,200.

Three years later, that tiny home is still accomplishing the purpose for which it was built. A man who was previously homeless lives in it, on another person’s property. The arrangement is part of a work program, said Barbara Morey, a housing advocate and one of the leaders of the group building what is now called a tiny home.

“Tiny houses have come a long way since they were just backyard sheds,” she said. “We had the Shed Boys here in Port Townsend long before tiny houses were a thing.”

The project gave the coalition a valuable test of one possible solution to the homelessness issue and affordable housing crisis in Jefferson County, Morey said.

Hundreds of local people are in need. In 2015, the annual point-in-time count identified 232 to 355 homeless people in recent years.

The community-built tiny home was an experiment during the worst recent year.

“It was fairly successful,” she said. “It cost us about \$7,200, but we had a donated composting toilet and a couple other things that were donated.”

Things have come full circle from the “Shed Boy” days, Morey added. The success of the community-built tiny home is an example of how these small places can be one way to battle the nation-wide issue of affordable housing, right here in Jefferson County.

“Now tiny houses are being proposed as dwellings,” she said. “Legal, coded, permitted dwellings. They’re not tiny houses on wheels, like RVs. They’re not tiny house sheds. They are actual, livable, mortgageable dwellings.”

She said the experience of community problem-solvers in Eugene, Oregon, may give Jefferson County a way to replicate its successful model.

In Eugene, SquareOne Village has built three tiny home villages.

“They get a 100-year lease on public

land, it’s usually a public trust, and residents will pay a certain percentage of their income towards the building and maintenance,” Morey said. “Oftentimes they are built similar to what Habitat for Humanity does. Not exactly self-built, but community built.”

SquareOne Village began by building a village of bare-minimum tiny homes for people who had previously been homeless. These houses were not built to code, and did not have bathrooms or kitchens inside of them. Instead, the village members would use a shared kitchen, shared bathrooms, and a yurt as a shared living area, according to their website, similar to the tent camp Bellingham experimented with this winter.

Then, as the response to that village was positive, SquareOne created a new village in Eugene, where the tiny homes were built to code with kitchenettes, full bathrooms, and more living space.

This could be a solution for Jefferson County’s homelessness issue, Morey said.

“The permanent supportive housing model makes a community of tiny homes,” she said. “It’s kind of like a cooperative. The people who live there are buying their homes, they’re making payments that go to the equity of their home, but they have to live with a community agreement. In that way it’s much like a Homeowners Association.”

But where could a village like that be built?

Currently, Jefferson County code considers tiny homes that are not on wheels as an accessory to a permanent residence.

“It’s essentially the exact same thing as a stick-built home, just smaller,” said Jodi Adams, permit and administrative manager at the Jefferson County Department of Community Development. “The requirements are the same as a regular house.”

Tiny homes used as a permanent dwelling, regardless of whether it’s on a foundation or trailer cannot be self-contained, said the Jefferson County website. They must be connected to a permanent septic or sewer hook-up and have a permanent water source, similar

See SOLUTION, page 3 ▼

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Solution: Housing advocate says codes need updating

▼Continued from page 2

to park model homes, which are a growing sector of the prefab housing business.
A homeowner can build a tiny home and have it on their property to rent out, like an Accessory Dwelling Unit, or ADU, Adams said.

If the tiny home is on wheels, it is treated like an RV. It must be permitted by the Department of Labor and Industries, and it can only be parked on a property for a limited amount of time.
A village of tiny homes would have to go through a more specific permitting process, Adams said.
Morey hopes the county and the city will take a

more active approach to solving the affordable housing problem, accommodating tiny homes as a solution.
“We have a declared housing emergency,” Morey said. “We need to get the city and the county planning commissions to get on board with, not bending the rules, but expediting how we are applying them.”



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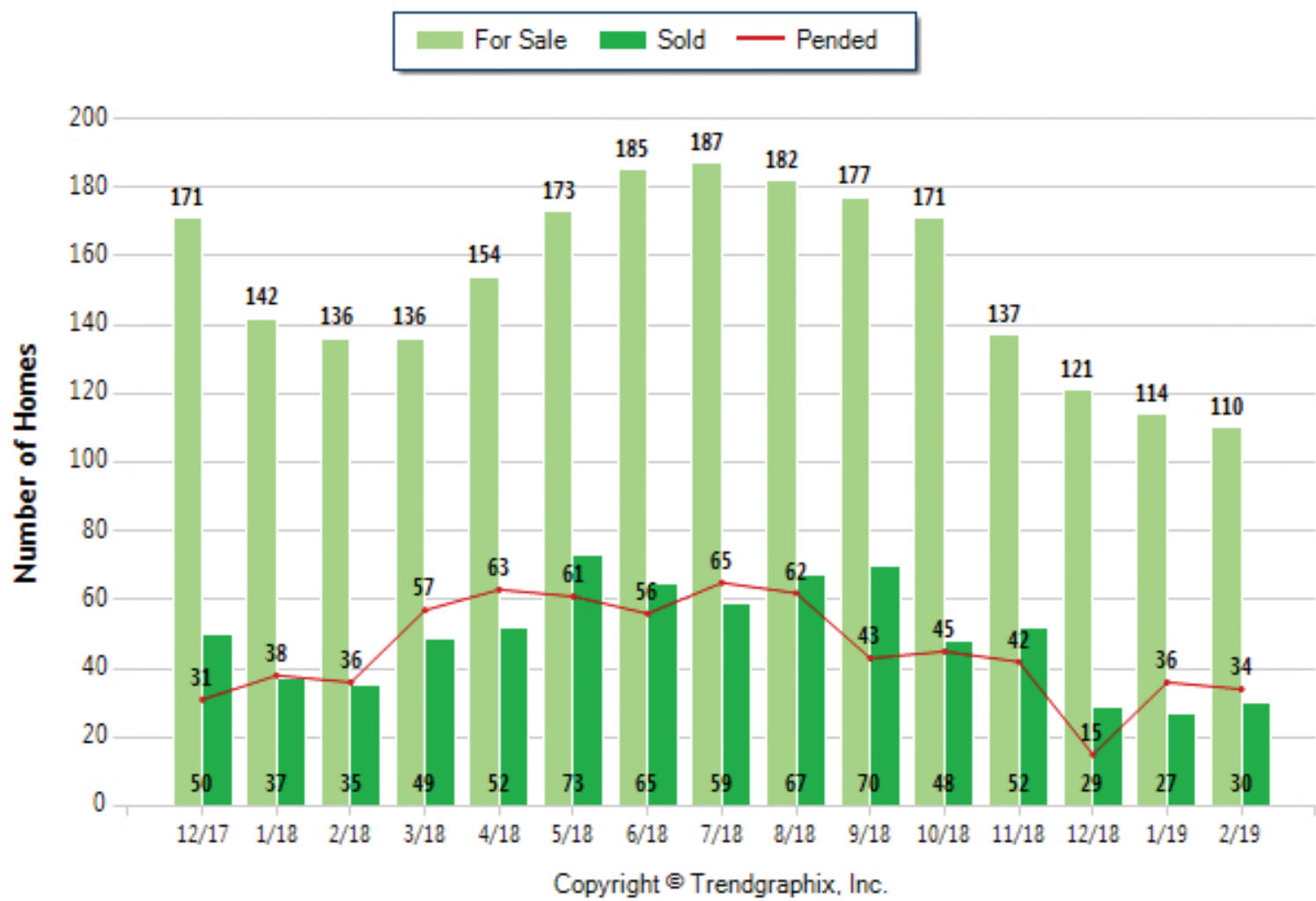
The Leader

Facts and Trends



Location: JEFFERSON COUNTY
Price Range: \$0 - No Limit
SQFT Range: 0 - No Limit
Property Types: Single Family Homes - All Property Statuses - All Properties - All Properties
Bedrooms: 0 - No Limit
Full Baths: 0 - No Limit
Half Baths: 0 - No Limit
Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Dec. 2017 - Feb. 2019)



February 2019 is a Neutral market**

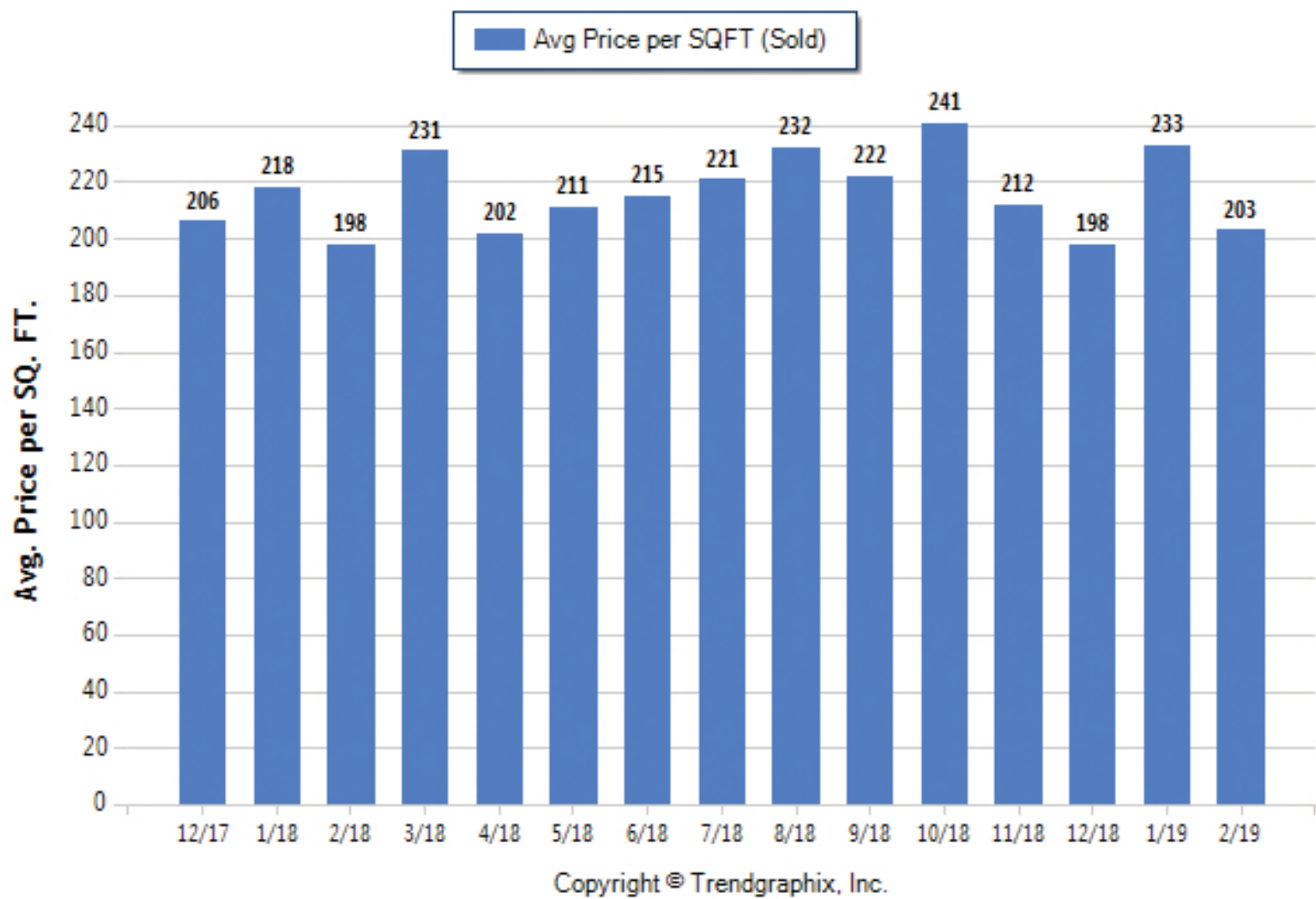
Home For Sale in February 2019 is 110 units. It is down 3.5% compared to last month and down 19.1% compared to last year.

Home Closed in February 2019 is 30 units. It is up 11.1% compared to last month and down 14.3% compared to last year.

Home Placed under Contract in February 2019 is 34 units. It is down 5.6% compared to last month and down 5.6% compared to last year.

****Buyer’s market: more than 6 months of inventory based on closed sales. Seller’s market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.**

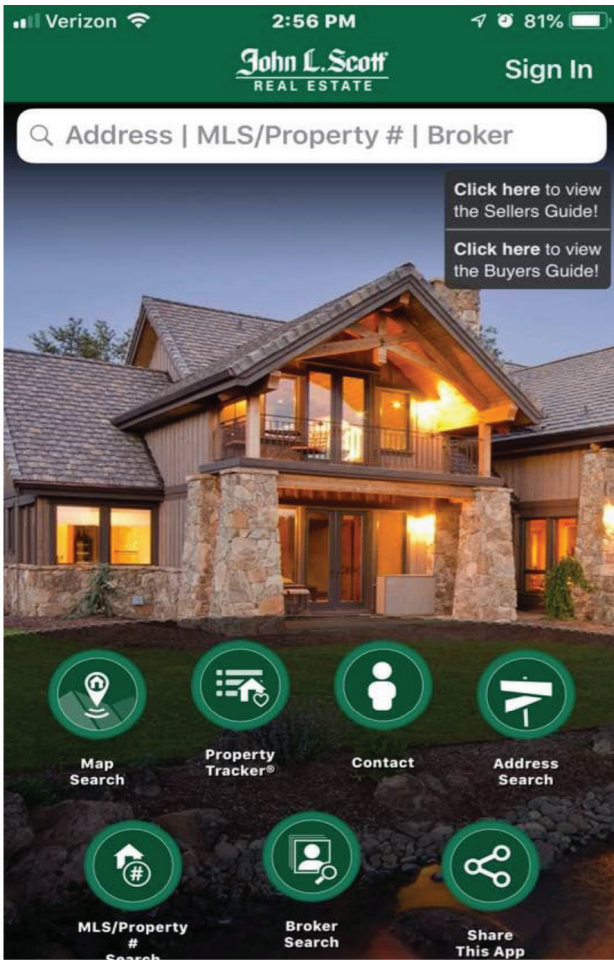
Average Price per SQFT (Sold) (Dec. 2017 - Feb. 2019)



February 2019 Average Sold Price per Square Footage is Neutral**

Average Sold Price per Square Footage in February 2019 is \$203. It is down 12.9% compared to last month and up 2.5% compared to last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.



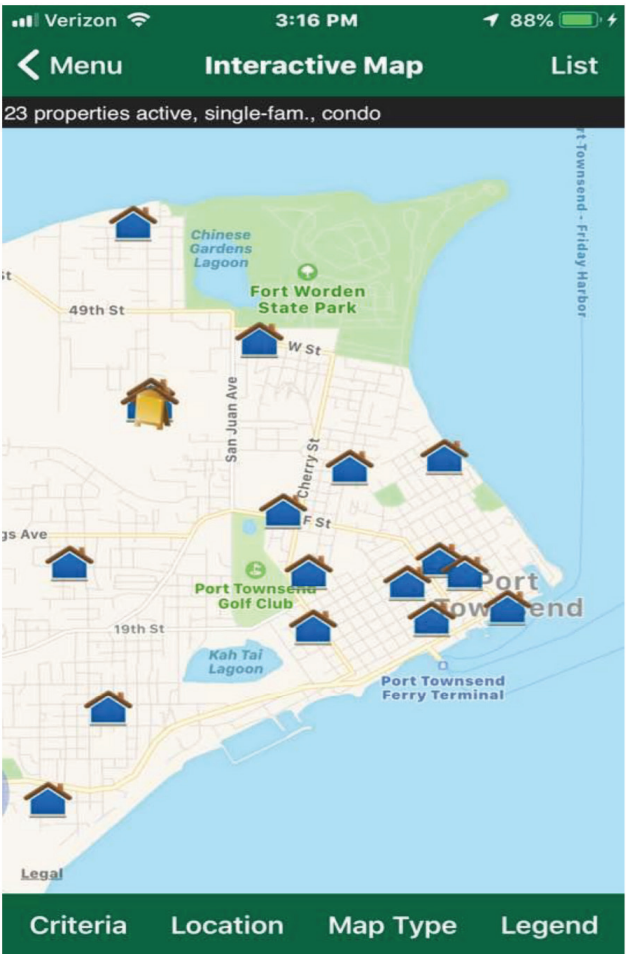
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LISTINGS

WATERFRONT LAND

131 FEET OF LOW BANK WATERFRONT ON BRIDGEHAVEN'S PROTECTED INNER CANAL

Enjoy all Bridgehaven community has to offer. This property will need its own septic system. Seller will consider carrying a note in Deed of Trust. 0.350 Acre. MLS#1407979, \$38,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980, (360)385-6499.

BECKETT POINT VIEW PARCEL

Amazing unobstructed views of Discovery Bay, Diamond Point, Protection Island, the Olympic Mts., and the Strait of Juan de Fuca. Enjoy crabbing, shrimping, and fishing. Community boat launch. CCR's protect your investment. Land is leased by the Fisherman's Club. Sewer reservation fee will be paid by seller. MLS#799009, \$38,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

EDGE OF THE WORLD YET 50 MINUTES TO PORT TOWNSEND

263 feet of waterfront at the mouth of Fishermans Harbor. Private, secluded, and gorgeous. Build your dream home here or use as recreational property. 5 acres. MLS#1390680, \$195,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980.

COMMERCIAL

SEAKING NEW OWNERSHIP

Lively Olive Tasting Bar's owners are ready to retire. You can own this fun, profitable shop located on PT's busiest block. Our turnkey business has a 5-year record of exceptional profitability. Call Sheldon at 209-484-0099. for details.

ACCESSIBLE COMMERCIAL PROPERTY

In Port Hadlock. Entrepreneurs look no further! Enjoy a terrific Port Hadlock location and build a successful business here. Easy entry off Chimacum Road with sidewalks and curbs. This commercial property is a rare find and investment in your future and the Tri-Area commercial district. Buyer to verify building restrictions with the county. MLS#1185613, \$136000. Staci Matthes, CB Best Homes, (360)774-1579

GREAT LOCATION UPTOWN

Great location Uptown and commercially zoned. Permitted uses in the C111 zone are banks, medical, health clubs, museum, theaters, apartments, multifamily, apparel, grocery stores, antique sales just to name a few. The land is the value. MLS#923576, \$389,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

PROFITABLE COOKIE BUSINESS

Profitable cookie business with room to grow. Candace's Cookies has been in business for over 20 years. Great location on this busy corner street, this full commercial kitchen adjoins vacant front area of Deli's Grocery. MLS#1241708, \$105,000. Steven Kraght, John L Scott PT, (360)385-4115.

SWEETEST SHOP IN PORT TOWNSEND

The sweetest little shop in Port Townsend. Petals flower shop sits in the middle of the uptown district in the cutest building in town. Petals is truly a great, small and easily managed business and a great way to work in P/T. MLS#1269120, \$89,500. Terry McHugh, John L Scott PT, (360)385-4115.



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LARGE DUCKABUSH RIVERFRONT LOT
Property is terraced & campsite is above flood area. Electricity in. Membership includes Hood Canal beach access with acres of oysters.

#1332565 \$59,000 PENDING



3 LOTS in the OLYMPIC CANAL TRACTS
Power & Septic, easy entrance/exit for RV's and boats. Membership includes beach & river access, with oysters and clams.

#1298805 \$62,500



OLYMPIC CANAL TRACTS LOT with WELL
Level camping lot, power at street. Bring your RV and gear and enjoy one of the best oyster beaches on the Hood Canal.

#1114661 \$29,500



BLACK POINT HOME
2 Bedroom, 1 Bath Home near Pleasant Harbor. Located in Pleasant Tides, short distance to the Community Beach. Additional RV hook up.

#1424995 \$225,000



DOSEWALLIPS VALLEY ACERAGE
30 Acres, around 10 acres is level and usable, 2 creeks run though property. Power & phone along road.

#1387944 \$250,000



134 ACRES MOUNTAIN & VALLEY VIEWS
Southern exposure. Property has been selectively logged with driveways and clearings. Zoned in 20 Acre density.

#1107461 \$675,000

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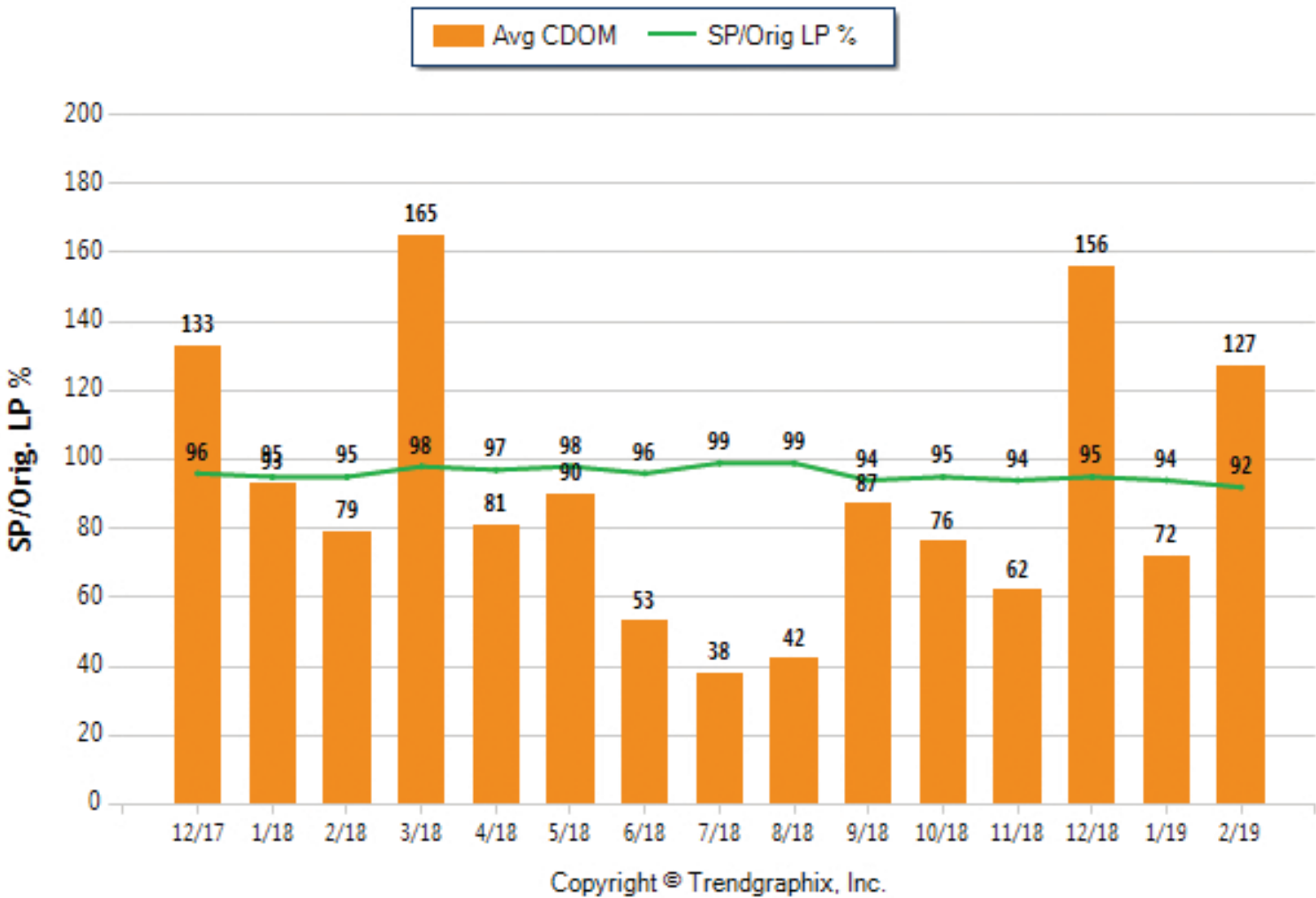
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▼ Continued from page 5

Avg CDOM & SP/Orig LP % (Dec. 2017 - Feb. 2019)



February 2019 Average Continuous Days on Market trend Remains Steady**

Continuous Days on Market in February 2019 is 127. It is up 76.4% compared to last month and up 60.8% compared to last year.

February 2019 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in February 2019 is 92%. It is down 2.1% compared to last month and down 3.2% compared to last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

LISTINGS

PORT TOWNSEND LAND

1.7 ACRES ON OTTO STREET

1.7 Acres Zoned light Industrial/Commercial on Otto Street close to Port Townsend city limits.

Lots 1-12 Block 20 Phillips Bay View addition. Nice large parcel with tons of possibilities and potential in growing area of Glen Cove. MLS#1255164, \$149,000. Terry McHugh, John L Scott PT, (360)385-4115.

1/2 ACRE IN KALA POINT

This 1/2 + acre parcel offers beauty and privacy in a centralized location within the gated resort-like community of Kala Point. MLS#1137358, \$59,800. Ellen Niemitalo & Steven Kraght, John L Scott PT, (360)385-4115.

located within the city limits. MLS#1348414, \$16,000. Bobbie Nutter, John L Scott PT, (360)385-4115.

10,000 SQ. FT. LOT

Available just 5 miles south of Port Townsend. This lot has an expired septic design and permit from 2003 for a 3 bedroom conventional system. The water tap is installed & power is very accessible, development costs would be very reasonable. Seller financing may be an option. MLS#1280490, \$39,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

4.97 ACRE PARCEL JUST OUTSIDE CITY LIMITS

The land is dry, level from front to back, and has mature trees and lots of sunshine. Territorial views. MLS#1368564, \$251,000. Brian Becker, RE/MAX FIRST, INC., (360)774-6923.

14+ ACRES OF MIXED USE (M/C)

14 plus acres of Mixed use Commercial (M/C) property in the City of Port Townsend. Paved road access and utilities in the City R/W parcel is just west of new commercial Short Plat south of 1st roundabout. MLS#719760, \$1,495,000. Terry McHugh, John L Scott PT, (360)385-4115.

6.2 ACRES ZONE R-2

Brand new parcel: 6.2 acres zoned R-2, possible 43 lots on just built Rainier street. Just off Discovery Road at the proposed Howard Street extension. Water & Sewer mains just installed. The land is ready to be developed. MLS#968397, \$400,000. Terry McHugh, John L Scott PT, (360)385-4115.

2.2 ACRES ZONED R111 PROPERTY

2.2 acres of R111 zoning property on the West side of Discovery Road within the city limits. MLS#33818, \$150,000. Terry McHugh, John L Scott PT, (360)385-4115.

7.4 ACRES ZONED R-3

Brand new parcel: 7.4 acres zoned R-3 (multi-family) possible 90+ lots close to where all the action is soon to be taking place with the proposed Howard Street extension and new Roundabout at Discovery & Rainier. MLS#968436, \$600,000. Terry McHugh, John L Scott PT, (360)385-4115.

4 UNDEVELOPED LOTS IN PT

4 undeveloped lots in Port Townsend. Sit back and wait for the utilities to come to these lots

BEAUTIFUL LOTS IN THE FOREST

Pedestrian trail access only at this point. 600++ feet from any utilities. At the current pace of de-

See LISTINGS, page 10 ▼

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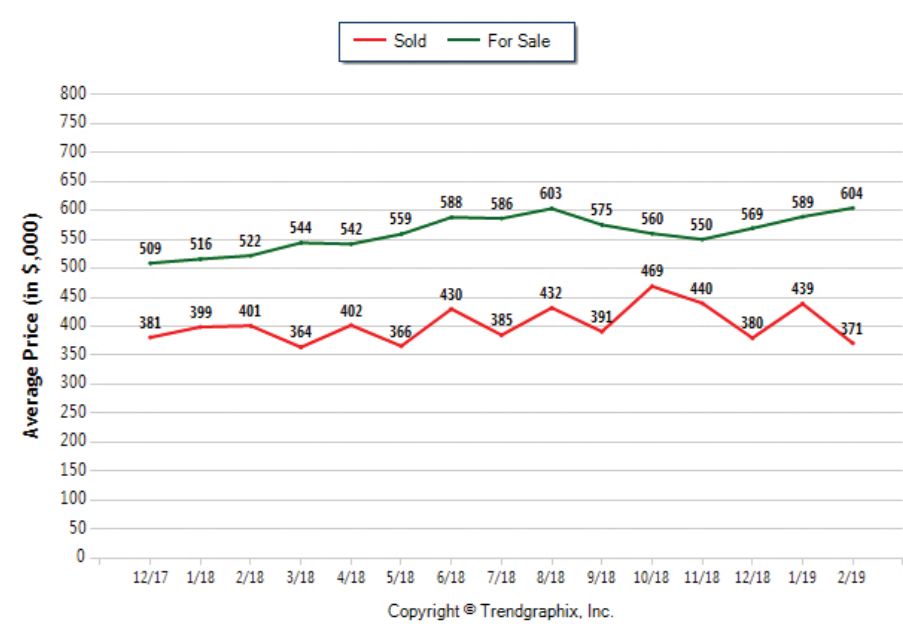
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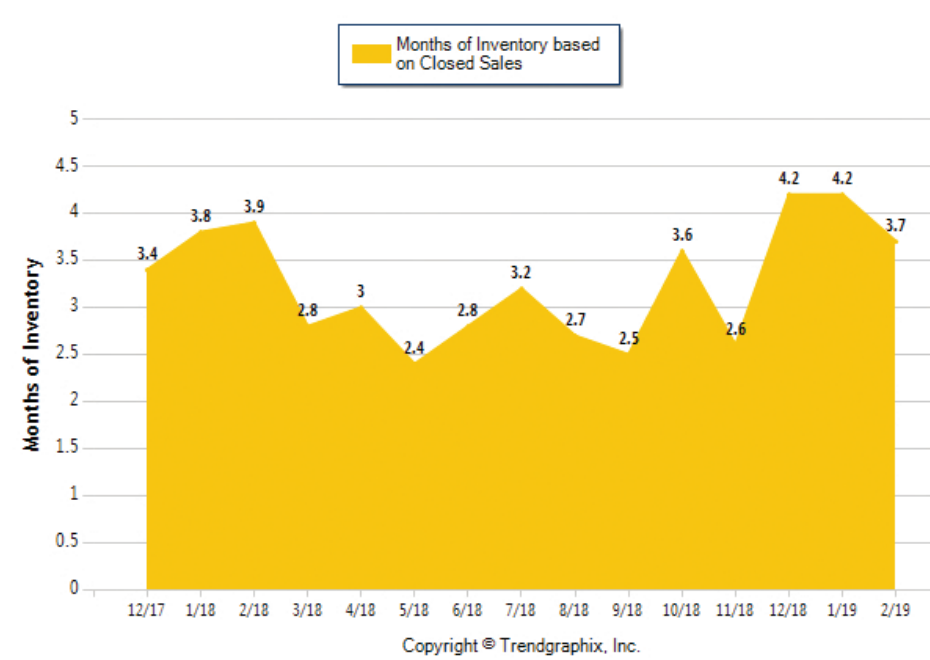
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JEFFERSON COUNTY REAL ESTATE STATISTICS

Average Price of For Sale and Sold
(Dec. 2017 - Feb. 2019)



Months of Inventory Based on Closed Sales
(Dec. 2017 - Feb. 2019)



February 2019 Average For Sale Price is Appreciating**

Average For Sale Price (in thousand) in February 2019 is \$604. It is up 2.5% compared to last month and up 15.7% compared to last year

February 2019 Average Sold Price is Depreciating**

Average Sold Price (in thousand) in February 2019 is \$371. It is down 15.5% compared to last month and down 7.5% compared to last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

February 2019 is a Neutral market**

Months of Inventory based on Closed Sales in February 2019 is 3.7. It is down 11.8% compared to last month and down 5.1% compared to last year.

**Buyer’s market: more than 6 months of inventory based on closed sales. Seller’s market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

Date	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19
For Sale	171	142	136	136	154	173	185	187	182	177	171	137	121	114	110
New Listing	21	34	45	74	83	103	81	81	70	63	50	30	26	46	30
Sold	50	37	35	49	52	73	65	59	67	70	48	52	29	27	30
Pended	31	38	36	57	63	61	56	65	62	43	45	42	15	36	34
Months of Inventory (Closed Sales)	3.4	3.8	3.9	2.8	3	2.4	2.8	3.2	2.7	2.5	3.6	2.6	4.2	4.2	3.7
Months of Inventory (Pended Sales)	5.5	3.7	3.8	2.4	2.4	2.8	3.3	2.9	2.9	4.1	3.8	3.3	8.1	3.2	3.2
Absorption Rate (Closed Sales) %	29.2	26.1	25.7	36	33.8	42.2	35.1	31.6	36.8	39.5	28.1	38	24	23.7	27.3
Absorption Rate (Pended Sales) %	18.1	26.8	26.5	41.9	40.9	35.3	30.3	34.8	34.1	24.3	26.3	30.7	12.4	31.6	30.9
Avg. Active Price	509	516	522	544	542	559	588	586	603	575	560	550	569	589	604
Avg. Sold Price	381	399	401	364	402	366	430	385	432	391	469	440	380	439	371
Avg. Sq. Ft. Price (Sold)	206	218	198	231	202	211	215	221	232	222	241	212	198	233	203
Sold/List Diff. %	98	98	97	99	99	99	98	99	100	98	97	96	97	97	95
Sold/Orig LP Diff. %	96	95	95	98	97	98	96	99	99	94	95	94	95	94	92
Avg Days on Market	95	77	78	111	59	66	56	33	40	76	59	59	105	73	99
Avg CDOM	133	93	79	165	81	90	53	38	42	87	76	62	156	72	127
Median Sold Price	379	375	380	305	419	340	385	341	400	344	395	395	340	398	344

Listings

▼Continued from page 8

velopment, these lots may be usable someday. Call City of PT for development information. No restrictions. No sign. MLS#1292640, \$10,700. Charlie Arthur, RE/MAX FIRST, INC., (360)531-3357.

CAPE GEORGE COLONY PARCEL

Cape George Colony parcel with generous view of Discovery Bay, Olympic Mountains, shipping lanes and Protection Island. Gentle slope of property lends itself to walk-out basement. Marina, boat launch, pool, clubhouse w/large kitchen. MLS#1300541, \$72,500. Steven Kraght, John L Scott PT, (360)385-4115.

DESIRABLE BUILDING LOT IN KALA POINT COMMUNITY 0.440 ACRE

Kala Point amenities. CC&Rs. Lot is gently sloped and lightly treed with some evergreens. Backs up to a large parcel. There is an expired septic permit for a 3-bdrm conventional system. MLS#1395042, \$57,000. Terry Smith, RE/MAX FIRST, Inc. (360)301-9698.

DESIRABLE KALA POINT PROPERTY

Looking for a vibrant community in a picturesque part of the world to build your dream home. The property is in Kala Point & a few minutes away from charming Port Townsend. At the end of a cul-de-sac offers plenty of privacy & views. MLS#1256783, \$60,000. Steven Kraght, John L Scott PT, (360)385-4115.

LEVEL PROPERTY W/CEDAR & FIR

10,000 sq foot property in up and coming neighborhood. Level property features nice cedar and fir trees and abuts Port Townsend's non-motorized trail system. Zoning is R# so property could be for two duplex's or four-duplex's. MLS#1246149, \$50,000. Steven Kraght, John L Scott PT, (360)385-4115.

LIGHT INDUSTRIAL ACREAGE

Just outside city limits of Port Townsend. Will require a septic system. Buyer to investigate permit requirements. Includes 2 tax parcels. Water available. Buyer to verify. 1.742 Acre. MLS#1312338, \$109,900. Charlie Arthur, RE/MAX FIRST, INC., (360)531-3357.

LOVELY AREA TO BUILD YOUR NEW HOME

Near trails that can take you to Uptown, Fort Worden and beaches with easy access to schools, restaurants, golf course and more. Create your own cozy spot tucked into the trees. MLS#1396171, \$45,000. Barbara Saunders, John L Scott PT, (360)385-4115.

LOVELY NATURAL SETTING

Build your home here. Sunny lot with Madrona and Fir trees. This lot is one of the last in Towne Point. Back of lot is adjacent to large green-

belt with walking trails. Water and sewer in street. Community amenities. CC&Rs. Lot has been surveyed. MLS#1341052, \$38,900. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

LOVELY WOODED PARCEL WITH POTENTIAL VIEW

Build your home (or two homes) on this lovely wooded parcel with potential view in this quiet PT neighborhood. Corner lot, dead end street, walking trail along east side; lots of privacy here. MLS#1308439, \$135,000. Barbara Saunders, John L Scott PT, (360)385-4115.

OCEAN GROVE DOUBLE PARCEL

Private. Tucked away in highly desirable Ocean Grove w/2 bdrm hook-up allowed to community drainfield. Easy to see - just follow the meandering path. Low fees in this beautiful community. Access to 200' of community owned Adelma Beach. 0.380 Acre. MLS#1274851, \$67,500. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

OCEAN GROVE ESTATES PROPERTY

Double lot in the peaceful and picturesque neighborhood of Ocean Grove Estates that has a community garden, 28 acre greenbelt with walking trails and private beach access on Discovery Bay at Adelma Beach. Golf course minutes away. MLS#1368870, \$65,000. Lynette Holloway, John L Scott PT, (360)385-4115.

ONE 24 ACRE PARCEL

One 24 acre parcel on top of the world, will have incredible saltwater views-with tree clearing-stretches the full length of Discovery Bay and Beyond. Front on Hwy 20. Needs road to building site. Some commercial timber. MLS#715033, \$249,500. Bill Perka, John L Scott PT, (360)385-4115.

PEACEFUL PROPERTY IN TOWN!

Lovely property in town very peaceful and quiet. City has said that Water has been brought down Cliff past subject property. Need to bring down electric, sewer and pave the street as well. MLS#1354012, \$19,000. Susan Stenger, John L Scott PT, (360)385-4115.

PREMIER PROPERTY ON BEAUTIFUL DISCOVERY BAY!

14.5 acres of no bank waterfront with 339 feet of beachfront. A drilled well is already in place, so bring your dream house plans and vision. Private and conveniently located between Discovery Bay and Port Townsend. This parcel is divided by Anderson Lake Road and SR 20. Buyer to verify building restrictions with Jefferson County. 3753 SR 20, Port Townsend. MLS#1392999, \$549,000. Staci Matthes & Holley Carlson, Coldwell

Banker Best Homes. (360) 774-1579.

SERENITY AND BEACH LOCATION

The perfect combination of serenity and beach proximity. Nestled in a quiet spot in the desireable North Beach neighborhood only two blocks from the beach and a short jaunt to Fort Worden. Potential for views come explore dreams. MLS#1150153, \$210,000. Ellen Niemitalo, John L Scott PT, (360)385-4115.

SHY HALF ACRE LOT IN AREA OF QUALITY HOMES

Lot is on the corner of Balsa Lane and Pebble Lane in desirable Maplewood Meadows neighborhood. Septic permit has been applied for. A short distance to Port Townsend and its restaurants, shops, arts and boating communities. Bring your building plans and build your dream home! \$75,890 #1397986. Terry Smith, RE/MAX FIRST, INC., (360)301-4213.

SPACIOUS CITY LOT

Spacious city lot, fully developed on private dead end street. All the utilities are in so easy to begin building. This 80 x 200 lot allows rooms for gardens, outbuilding, furry friends, etc. Surrounded by some nice trees. MLS#1339388, \$145,000. Steven Kraght, John L Scott PT, (360)385-4115.

SUNNY HALF ACRE

Right in Port Townsend in a lovely location above a pastoral valley. Gently sloping private lot but still close to Uptown, Fort Worden and historic Downtown. Buyer advised to verify utility requirements with the City. MLS#1101907, \$149,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

THREE LOTS 14,000 ZONED C-2

Three Lots 14,000 +- Square Feet Commercial C-2 zoned located just off upper Sims at the Corner of Fourth and McPherson just south of Jiffy Lube. MLS#1105116, \$115,000. Terry McHugh, John L Scott PT, (360)385-4115.

VACANT LAND IN SOUGHT AFTER TACOMA ADDITION

Almost an acre on top of the world in Port Townsend's Tacoma Addition. Near fairgrounds. This is an entire block with utilities within 500 feet. Access at this time is by walking trails. Peaceful. MLS#1423553, \$90,000. Tim Horvath, RE/MAX FIRST, INC.

WOODED CORNER LOT IN WONDERFUL PT NEIGHBORHOOD

Tuck your new home into this wooded corner lot in this wonderful Port Townsend neighborhood. Walk the adjacent trails to the Fort, Uptown, Downtown or the beach, it's all within easy reach. Property offers beautiful trees, possible water views, privacy and quite. Adjacent lot available to enhance your home-

site. MLS#1396120, \$95,000. Barbara Saunders, John L Scott PT, (360)385-4115.

PORT LUDLOW LAND

6 ACRE WATERFRONT PROPERTY

Incredible White Rock Cove 6 Acre Waterfront Property. Scenic views of Puget Sound, Seven Sister Island. Beach walks down spit that runs past the property. Perfect for a large one story home. White Rock Lane is a dead end road. MLS#1290456, \$268,750. Lyn Hersey, John L Scott PT, (360)385-4115.

BUILD YOUR DREAM HOME IN PORT LUDLOW

North Bay building lot. 0.280 Acre. Lot backs up to greenbelt. Enjoy all North Bay amenities. Community beach. Close to golf, marina, and restaurants. MLS#1287731, \$34,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

EAST FACING WATERFRONT PROPERTY ON HOOD CANAL

.82 acre high bank heavily treed waterfront. Survey on file. MLS#1386458. \$28,000. Tim Horvath, REMAX FIRST, INC. (360)531-0980.

GENTLY SLOPED LOT IN PORT LUDLOW

Nicely treed lot on dead end cul-de-sac. Community amenities to include The Beach Club, indoor pool, outdoor pool, workout room, community beach, boat launch, clubhouse and much more. Water and power in the street. Far enough away from sewer that septic possible, buyer to verify all utilities. MLS#1313059, \$22,900. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

NICE LARGE BUILDING LOT

Nice large building lot with a few trees, gently sloped, in a neighborhood of nice homes. Several spots to build this lot has community water and sewer available. Pot Ludlow amenities pools, several hiking trails, gold course, marina. MLS#39679 \$46,500. Steven Kraght, John L Scott PT, (360)385-4115.

VACANT LAND IN SOUGHT AFTER BRIDGEHAVEN COMMUNITY

Build your dream home on this .450 acre land, with views of the Hood Canal. Enjoy the use of the Club house, Beach and Marina. MLS#1428213. \$49,950. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

TRI-AREA LAND

4 ACRES WITH GREAT VIEWS

4 acres parcel with great access and views out to Oak Bay and the Cascade Mountains. Minutes to shopping, Marina, State and County Parks. This parcel was cleared for views and homesite within the last 7

years. MLS#1109928, \$135,000. Terry McHugh, John L Scott PT, (360) 385-4115.

AWESOME 4 ACRE PARCEL

Awesome 4 acre parcel adjacent to Pope Resources commercial forestlands. Private with views to the North all the way to Port Townsend. Cleared driveway and Building site with PUD water and Power on King Fisher at driveway entrance. MLS#1229190, \$162,500. Terry McHugh, John L Scott PT, (360)385-4115.

BEST PARCEL IN OAK HILL

One of the very BEST parcels in Oak Hills. This one has it all: End of road privacy, Cleared building site and driveway, Paved road access, Great view of the Bay all the way to Port Townsend. Private and secluded yet close to town. MLS#1229187, \$169,000. Terry McHugh, John L Scott PT, (360)385-4115.

COMMERCIAL PROPERTY PT HADLOCK

Commercal Location in Port Hadlock. Zoned RVC with lots of uses: Co-housing, far worker housing, assisted living, cottage industry, automotive service & repair, B & B Breakfast, nurseries, etc. Become part of a growing community. MLS#1219358, \$275,000. Teresa Goldsmith, John L Scott PT, (360)385-4115.

FABULOUS 4 ACRE PARCEL

Fabulous 4 acre Parcel with outstanding marine views right in Oak Hills with Power and Water close to the building site. Level and partially cleared with site evaluation complete. MLS#1229198, \$135,000. Terry McHugh, John L Scott PT, (360)385-4115.

FABULOUS WATER/MOUNTAIN PARCEL

Fabulous sunny, water and mountain view parcel with a sweet building site at Oak Hills. Two tax parcels, partially cleared, nice large trees. paved county road access and a really sweet view over Oak Bay into Cascade Mountains. MLS#1282164, \$175,000. Terry McHugh, John L Scott PT, (360) 385-4115.

FIVE (5) LOTS BORDERING PROSPECT AVE. POWER & WATER NEARBY

Possible to vacate streets on three sides allowing more space for building and septic. Buyer to verify. Owner may carry note. MLS#1414541, \$20,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980 or (360)385-6499.

GORGEOUS 4 ACRE PARCEL

Gorgeous 4 acre parcel in Oak Hills with unstoppable views of Port Townsend Bay. Nice large building site cleared at the top with easy access on graded driveway. This one backs up to Pope Resources forestland for awesome privacy. MLS#1229192, \$167,500. Terry McHugh, John L Scott PT, (360)385-4115.



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Lloyd Mullen

General Manager:

Kelli Ameling

Editor:

Dean Miller

Newsroom:

Kirk Boxleitner

Lily Haight

Chris McDaniel

Marketing:

Amber Kurka

Andi Pistay

Nicholas Konopik

Theresa Eskridge

Front Office:

legals@ptleader.com

classifieds@ptleader.com

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Bill Grindall, Dale Butts

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Linda Hanlon

Rainier Powers

Accounting:

Betty Grewell

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Listings

NICE 4 ACRE PARCEL IN OAK HILL
Nice 4 acre Parcel in Oak Hills priced to sell. Excellent paved road access and clearing throughout. PUD Water and Power in Road Way. MLS#1229194, \$97,500. Terry McHugh, John L Scott PT, (360)385-4115.

QUIET .69 ACRE PARCEL
Quiet .69 Acre Parcel right on Chimacum Creek. Very private. PUD Water and Power on Lopeman Road. MLS#1246586, \$27,000. Richard Hild, John L Scott PT, (360)385-4115.

MARROWSTONE LAND
DREAM WATERFRONT ACREAGE
Dream waterfront acreage; wonderful combination of pasture, large douglas fir trees and arguably the best waterfront view property on Marrowstone Island. 11 acres with 450’ of low bank waterfront with an almost new set of stairs. MLS#1186051, \$1,050,000. Terry McHugh, John L Scott PT, (360)385-4115.

FABULOUSLY RARE 10 ACRES
Fabulously rare 10 acres w/220’ low bank waterfront on the south end of Marrowstone Island. This incredible large parcel is a prime piece of historic old homestead farm mostly pastureland with a nice patch of large timber. MLS#1186001, \$1,050,000. Terry McHugh, John L Scott PT, (360)385-4115.

MARROWSTONE ISLAND BEAUTY
Nearly 3/4 acre low bank waterfront overlooks Mystery Bay and your own Tidelands. Surrounded by noble Cedar trees and magnificent bay and mountain views - it’s tranquil and peaceful. End of road privacy. SPAAD completed. Three bedroom septic system approved. MLS#1281645, \$238,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

MARROWSTONE ISLAND WATERFRONT
Gorgeous West facing Marrowstone Island Waterfront with endless views of the Olympics and front & center views of Kilisut Harbor. Great 5 acre parcel with towering beautiful conifers, PUD water tap paid/meter installed. MLS#1189952, \$450,000. Terry McHugh, John L Scott PT, (360)385-4115.

VIEWS OF OLYMPICS AND THE BAY
Spectacular West facing Marrowstone waterfront with unstoppable views of the Olympics and the Bay all the way to Port Townsend. Towering Fir & Cedar trees cover most of the property. Very private & pristine parcel. MLS#1187130, \$475,000. Terry McHugh, John L Scott PT, (360)385-4115.

OUT OF AREA LAND
TWO 5 ACRE PARCELS IN QUILCENE
2-Five acre parcels at the end of Lakeness Rd. with water view potential. Both parcels have the BPA power lines running through the eastern portion. Both parcels are very private for a great get away and off road run. MLS#956885, \$69,000. Terry McHugh, John L Scott PT, (360)385-4115.

WATERFRONT RESIDENTIAL
SPACIOUS STUNNING AND ELEGANT VIEW HOME
Perfect landscape and meticulous quality, endless views and so much

more. 11,876 Sq. Ft., 4 bedrooms, 6.5 bathrooms. 2.850 Acres. Many custom features including a chef’s kitchen, wine cellar, butler’s pantry, 2 guest homes. Gated entry. Four car garage. MLS#1322278, \$2,750,000. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

PORT TOWNSEND RESIDENTIAL
CAPE GEORGE CRAFTSMAN!
3 bedroom, 2 bath home with open floor plan, large kitchen and deck to enjoy the territorial view, this home has so much to offer, including its proximity to the golf course, walking trails and beaches. Radiant floor heating, a bedroom and bath on the main floor, and spacious master suite and third bedroom on the second floor. The basement also has in-floor heat and could be used as shop/garage or finish it for extra living space or a great hobby room. MLS#1251186, \$339,000. Staci Matthes, CB Best Homes, (360)774-1579.

CENTRALLY LOCATED PORT TOWNSEND HOME
This centrally-located Port townsend home needs lots of work but also has tremendous potential. Reverse floor plan, with 2 bedrooms and one full bath + utility room downstairs living, dining , kitchen and master bedroom/bath upstairs. MLS#1404886, \$229,000.

CUSTOM CONTEMPORARY HOME NEAR FORT WORDEN
Sleek design greet you as you enter wall of windows facing peek-a-boo view provides sense of space. Features include wide plank fir floors, walk in shower, designed for a second story roof top garden. MLS#1398001, \$425,000. Steve Kraght, John L Scott PT, (360)385-4115.

EASY LIVING IN THIS “SMART” KALA POINT HOME
Architecturally dreamy & set up to turn on lights, irrigate landscape & check most systems via an app! Live in style. Kala Point amenities. MLS#1410665, \$699,000. Christine Cray and Paula Clark, RE/MAX FIRST, INC. (360)301-4213 or (360)385-6499.

ELEGANT MODERN NORTH BEACH HOME
Sweeping views of the straits and Mt. Baker. Perfect mixture of indoor/outdoor comforts. Fully remodeled inside and out. Open concept living. This is a “must see”. MLS#1417689, \$649,900. Ian Meis, RE/MAX FIRST, INC., (360)301-6909.

ENJOY UPTOWN LIVING
Enjoy uptown living in this single level move in ready home. Original refinished hardwood floors throughout. Seated high upon the lot, basked in the sun, this home features view of the Olympic Mountains to the West. Foundation and Frame built like a rock! MLS#1393905, \$345,000. John Hansen & Dave Wald, John L Scott PT, (360)385-4115.

GORGEOUS EQUESTRIAN COMPOUND!
5 Acres. Main house - 2426 sq. ft., 3 bdrm, 2 bath, 2 car detached garage, 1200 sq. ft. 2 bdrm, 2 bath ADU with covered porch and attached garage. Large shop. Four horse stalls, fenced arena, and hay storage. Lovely landscaping. Apple orchard. Rental

income possibilities. MLS#1121961, \$729,999. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

HOME ON QUIET ROAD IN A SECLUDED PART OF PORT TOWNSEND
1512 Sq. Ft. home. 2 car garage with club house with loft. MLS#1415120, \$205,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980 or (360)385-6499.

JUST MINUTES FROM TRAILS, LAKE, GROCERY, SCHOOLS, PARKS & MORE
Pictures & private property just minutes from trails, lake, grocery, parks, schools. library, fuel & more. New roof, gutters, exterior & interior paint. 2nd bedroom with den/office that could be a 3rd bedroom. Newer back deck with room to garden. Heat pump, propane fueled generator & gated driveway. MLS#1420248, \$240,000. Lynette Holloway & Bobbie Nutter, John L Scott PT, (360)385-4115.

LOVELY CAPE GEORGE HOME
Location and style. This home offers an open design and room to expand. Cape George amenities. 1,409 Sq. Ft., 3 bedrooms, 1.75 bathrooms. MLS#1414249, \$339,000. Ian Meis, RE/MAX FIRST, INC. (360)385-6499 or 360-301-6909.

PRIVACY AND CAPE GEORGE COMMUNITY AMENITIES
Enjoy the beaches and trails and pool. This charming house in the woods has a bathroom upstairs and downstairs. Newly refinished hardwood floors and new paint outside. Two bedrooms with two bathrooms. MLS#1407125, \$310,000.

PRIVATE PORT TOWNSEND LOCATION ON 5 PRISTINE ACRES WITH VIEWS
Modern day farmhouse w/the “Magnolia” vibe. Generous rooms, soaring ceilings and amenities designed for comfort. 2,959 sq. ft., 3 bedrooms, 2.5 bathrooms. MLS#1392152, \$739,000. Paula Clark, RE/MAX FIRST, INC. (360)302-0144.

RARE OFFERING: FRONT ROW CONDO IN SEAVIEW COURT
Front row seats for the best show in town. Rare offering of a front row condominium in the Seaview Court Association. Sweeping shipping lane views come with this well kept condo. Two bedrooms and two bathrooms with a two car garage with pull down storage, two large decks and storage shed. MLS#1395892, \$460,000. Steven Kraght & Ellen Niemitalo, John L Scott PT, (360)385-4115.

SO CLOSE TO DOWNTOWN AND MARINA
So close to downtown, marina, Maritime center, beach and historic uptown. Wrap around deck to water view, mountains and boast yard action. Priced to sell! MLS#1319101, \$850,000. Teresa Goldsmith & Dale Barron, John L Scott PT, (360)385-4115.

SUNNY LEVEL 1.72 ACRE JUST OUTSIDE OF PORT TOWNSEND
Home was in process of being remodeled but was not finished. Property includes a barn and a garage/shop that needs some TLC. Property is being sold “as is”. Septic system has been inspected. MLS#1414802, \$150,000. Terry Smith, RE/MAX FIRST, INC. (360)301-9698 or (360)385-6499.

SUPER CLEAN MOVE-IN READY HOME
Three bedroom, 2 bath home sitting on large corner lot. Great location. Lots of new upgrades. Spacious yard. Covered porch. Extended parking. Convenient to trails, grocery, etc. MLS#1422994, \$309,900. Ian Meis, RE/MAX FIRST, INC. (360)301-6909 or (360)385-6499.

SWEET LIGHT AND CLEAN
Newer Manufactured Home in Hamilton Heights. Trails, beaches, arts and Fort Worden very close! Listed at an affordable \$239,500. MLS#1405249, \$239,500. Susan Stenger, John L Scott PT, (360)385-4115.

SWEET UPTOWN BUNGALOW
Sweet Uptown Bungalow with partial water & mountain views in Port Townsends Historic Uptown district! Open kitchen with lots of space & light. Additional 328 sqft private studio office space. Nice garage for parking or workshop. MLS#1398034, \$435,000. John Hansen & David Wald, John L Scott PT, (360)385-4115.

THE “IN” PLACE TO BE
Close to downtown, marina, Maritime center, beach and historic district uptown. Wrap around deck to view water, mountains and boat yard action. Master suite with private balcony. Easy access to beach on the next block. MLS#1319101, \$850,000. Teresa Goldsmith & Dale Barron, John L Scott PT, (360)385-4115.

THIS UPTOWN PROPERTY IS THE BEST
Sweet, furnished 50’s duplex has it all. Peaceful, Bell Tower neighborhood, steps to Farmers Market, Aldrich’s Market, library, restaurants, parks,beaches,shops, The Rose Theater. One home from the bluff, bay & Bell Tower views. MLS #1423703/1423612, \$479,000. Teresa Goldsmith, John L Scott PT, 360-385-4115.

TRADITIONAL UPTOWN BUNGALOW
1,718 Sq. Ft., 3 Bedrooms, 1 Bathroom, 1 car detached garage. Hardwood floors. Secluded. Landscaped for privacy. Outbuilding for storage. Light and bright. MLS#1353348, \$365,000. Christine Cray, RE/MAX FIRST, INC., (360)301-4213.

PORT LUDLOW RESIDENTIAL
CHARMING, WELL MAINTAINED HOME IN PARK-LIKE SETTING
Charming, well maintained home situated in park like setting on 1/2 acres lot. Secluded yet cheery, tons of natural light, w/ 10 foot ceilings, three skylights with a wall of windows to back yard. 2 bedrooms 2 bathrooms located in Olympic Terrace neighborhood. MLS#1397998, \$468,000. Steve Kraght, John L Scott PT, (360)385-4115.

TRI-AREA RESIDENTIAL
1979 DOUBLEWIDE MANUFACTURED HOME
Situated on 9 spacious lots on over a 1/2 acre on a dead end street. Detached garage/workshop. MLS#1417848, \$199,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

CHARMING VICTORIAN FARMHOUSE
Peek-a-boo view of Puget Sound. Adorned with Crown Molding throughout the home. Within walking distance to fine dining and shopping. Near Point Defiance Zoo and Point

Ruston. 1636 Sq. Ft., 4 Bedrooms, 2 Bathrooms. Newly remodeled. Must see! MLS#1415126, \$380,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

COZY CHIMACUM RAMBLER
Clean & well maintained 2BDR 1.5 BA 1,200 sqft, on large lot abutting Chimacum Creek. Super cute & affordable! MLS#1375086, \$259,900. Crystal Craig, CB Best Homes, (206)953-3395.

GORGEOUS EVER-CHANGING VIEWS
From this custom home designed to capture valley and mt. views. Large windows keep this lovely home bathed in natural light. Open floor plan. Guest apartment features full kitchen and washer/dryer hookups. All this on 5 acres close to Port Townsend and the Hood Canal Bridge. 3,613 sq. ft. 3 bedrooms, 2.75 bathrooms. MLS#1286612, \$650,000. Terry Smith, RE/MAX FIRST, INC., (360)301-9698.

GREAT INVESTMENT OPPORTUNITY
Great investment opportunity. Possible seller financing. Cute fixer cabin & mobile with tenants. - Let’s go see! MLS#1385604, \$169,500. Susan Stenger, John L Scott PT, (360)385-4115.

LOVELY WATER & MOUNTAIN VIEWS
This property offers wonderful privacy with lovely water and mountain views. Multiply fruit trees, flowering trees and shrubs and space for your gardening choices. 3 bedrooms and 3 bathrooms plus extra room for office/den. MLS#1262626, \$399,000. Barbara Saunders, John L Scott PT, (360)385-4115.

TWO STORY CEDAR HOME ON 5 ACRES
Partly finished 1800 sq. ft. shop with a second story. Shared well. Private and quiet. 3 bedrooms, 2 bathrooms. Deck, outbuildings, RV parking, barn. MLS#1415081, \$375,000. Tim Horvath, RE/MAX FIRST, INC. (360)531-0980 or (360)385-6499.

HOOD CANAL RESIDENTIAL
ONE OF THE BEST VIEWS IN THE COYLE
Community Beach and boat launch. 1,120 Sq. Ft., 3 bedrooms, 1 bath. 2.4 acres. High bank waterfront. View of Hood Canal. Secluded. Garage and detached shop. MLS#1333698, \$359,000. Tim Horvath, RE/MAX FIRST, INC., (360)531-0980.

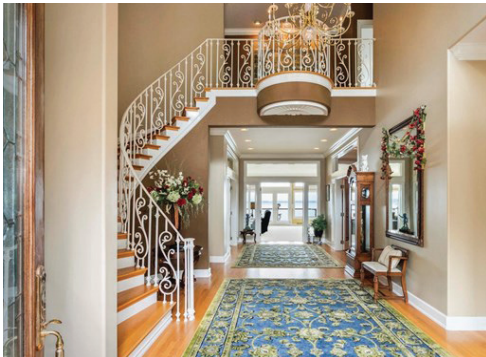
MARROWSTONE RESIDENTIAL
PUGET SOUND & MOUNTAIN VIEWS
Exquisite design home takes in Puget Sound & Mount Baker to Mount Rainier views. Chief’s kitchen looks out on the same spectacular view & is designed to be part of the central entertaining area with toasty propane fireplace. Shop/Studio + storage. MLS#1362513, \$945,000. Richard Hild, John L Scott PT, (360)385-4115.

OUT OF AREA RESIDENTIAL
WATERFRONT HOME WHIDBEY ISLAND
Waterfront Whidbey Island home. Over 1/2 acres near end of non-through street in Polnell Shores. Community beach access, boat launch, island, mountains, and water views. Sold “as-is”. New septic system needed. MLS#1388547, \$357,500. Lynette Holloway, John L Scott PT, (360)385-4115.

Featured



Beyond the gates you will enter a world of stunning and elegant landscape and meticulous quality. This spacious home leaves nothing desired. Endless views of the sound backed by the Cascade Mountains. Many features including a chef's kitchen, wine cellar, butlers pantry and so much more. Two guest homes offer many possibilities. **\$2,750,000. Ian Meis. MLS# 1322278**



Come see this super clean, move-in ready home sitting on a large corner lot in beautiful Port Townsend. From the floors and appliances to bathroom fixtures, you will find lots of new upgrades. Enjoy the sun while the covered porch and patio lets you be outside year-round. **\$309,900. Ian Meis. MLS#1422994**



Nice gently sloped lot in North Bay Community. Nicely treed, dead end cul-de-sac. Comes with access to the beach club which offers an indoor pool, outdoor pool, work out room, community beach and more! Water and power at the street. Buyer to verify all utilities. **\$22,900. Ian Meis. MLS#1313059**



Five lots bordering Prospect Avenue. Power and water nearby, possible to vacate on three sides allowing more space for building and septic. Buyer to verify utilities, owner may carry a note. **\$20,000. Tim Horvath. MLS#1414541**



Easement to beach and the boat launch! One of the best views in Coyle of the Hood Canal, Mt. Baker and all of the Cascades. Windows and stainless-steel kitchen appliances very tastefully updated. New cork flooring, heat pump and roof. There is a detached shop with loft and a wood shed. **\$359,000. Tim Horvath. MLS#1333698**



Light Industrial acreage just outside city limits of Port Townsend. On water view side of Otto St. to South of 192 N. Otto St. 130' Frontage on Otto St. & over 75,883 sq. ft. of land. Will require septic system, buyer to investigate permit requirements. Includes 2 tax parcels. Water available. **\$109,900. Charlie Arthur. MLS#1312338**



Sold!
This Cape George home offers open design and room to expand! Natural light throughout the house, island style eat-in kitchen with stainless package. Stay warm with your wood stove and radiant heat. Big covered deck, unfinished space about two car garage, Amenities too! **\$339,000. Ian Meis. MLS#1414249**



263 feet of waterfront at the mouth of Fisherman's Harbor. Five acres shared well and power on site. Private, secluded and gorgeous, watch the bald Eagles fly through the harbor while you are kayaking, or picking Oysters. Property is at the south end of Toandos Peninsula in Coyle. **\$195,000. Tim Horvath. MLS#1390680**



Sold!
Elegant and modern North Beach home, with sweeping views of the Strait of Juan De Fuca and Mt. Baker. Fully remodeled inside and out, open concept living area with stainless package and quartz countertops. Covered deck with remote electric shades. **\$649,900. Ian Meis. MLS#1417689**



This home sits on half an acre on a dead-end street. Plenty of space for RV parking, semi-circle driveway. Detached garage/workshop. Large backyard, new septic installed less than one year ago. This house qualifies under VA of FHA. **\$199,000 Tim Horvath. MLS#1417848**



Bright elegance awaits you in this 3,115 sq. ft. Kala Point home w/partial water view. Architecturally lovely w/vaulted ceiling, skylights, walls of windows, beautiful fireplace. HW floors, granite counters, new appliances, master on main w/stunning bath. Community amenities. **\$699,000. Christine Cray. MLS#1410665.**

SOUGHT AFTER BRIDGEHAVEN COMMUNITY

Build your dream home on this .450-acre lot. Enjoy the use of the club house, marina and beach. Close to both the Kingston and Bainbridge Island Ferry. **\$49,950. Tim Horvath MLS# 1428213**

LOVELY, SECLUDED PORT TOWNSEND PROPERTY

Buy this parcel alone or buy both lots for an entire city block. Just minutes from North Beach and Downtown Port Townsend. Utilities are about 500ft away. Buyer to verify whether there needs to be septic or sewer. .460-acre. **\$45,000. Tim Horvath MLS#1424758**

DESIRABLE MAPLEWOOD MEADOWS NEIGHBORHOOD

Shy half acre lot in area of quality homes. Septic permit has been applied for. Just a short distance to Port Townsend and it's restaurants, shops, arts and boating communities. Bring your building plans and build your dream home. **\$75,890. Terry Smith MLS#1397986**

HALF ACRE LOT ON PRIVATE DRIVE

Rare lot outside of the Church hill tracts which grants the use of the Fisherman's Harbor dock and boat launch. Fairly level and easy to access from Payne road. Half acre lot in Coyle off private road. **\$20,000. Tim Horvath MLS#1398672**

BUILD IN DESIRABLE KALA POINT

Nice building lot in Kala Point Community. Lot is gently sloped and lightly treed with some nice evergreens. Backs up to a large parcel. There is an expired septic permit for 3 bedroom conventional system. Kala Point amenities included. Close to Port Townsend beaches and restaurants. **\$57,000. Terry Smith MLS#1395042**

4.97-ACRE LOT OUTSIDE CITY LIMITS

This parcel is located just minutes from downtown Port Townsend, but located just outside of city limits, providing more privacy and less regulation. Lot has great drainage, is level and has a lot of sunlight making as ideal place to build with minimal development costs. **\$251,000. Brian Becker MLS#136564**



CHARLIE ARTHUR
Broker/Owner •360- 531-3357



BRIAN BECKER
360-774-6923



MICHAEL CARTER
360-808-4020



PAULA CLARK
360-302-0144



CHRISTINE CRAY
360-301-4213



JOHN EISSINGER
360-301-2378



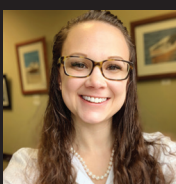
TIM HORVATH
360-531-0980



IAN MEIS
360-301-6909



TERRY SMITH
360-301-9698



ERINN WARD
Office Coordinator



360-385-6499 • 800 714-6499

PortTownsendFirst.com

2500 West Sims Way, Ste. 201, Port Townsend